# \$575,000 - 304, 1818 14a Street Sw, Calgary

MLS® #A2264172

## \$575,000

3 Bedroom, 2.00 Bathroom, 1,444 sqft Residential on 0.00 Acres

Bankview, Calgary, Alberta

With OVER 1,443 SQ.FT of developed living space, this stylish 3 BEDROOM inner city townhome offers urban convenience just steps from 17th Avenue's shops and restaurants. Quietly tucked in a boutique 9-unit complex, this courtyard unit is STUNNING and features a BRIGHT, functional layout. The top floor is dedicated to a SPACIOUS PRIMARY retreat with VAULTED CEILINGS, a large walk-in closet, spa-like ensuite with HEATED FLOORS, soaker tub, & a glass shower. You'll love the views of downtown Calgary along with the added added bonus of a private rooftop balcony overlooking the terrace below. The second level includes two generous bedrooms, a full bath, and laundry. The open-concept main floor features a modern kitchen with QUARTZ countertops, stainless steel appliances including a gas range, plenty of cabinet space, and a dedicated dining area that flows into the living room where you can cozy up to the gas fireplace. Enjoy your private courtyard patio with gas hookup â€" perfect for summer BBQs. A large flex room on the lower level offers additional storage or workout space. The home includes a secure, heated underground parking stall with direct access from your unit. Move-in ready and ideally located, this home combines modern design with the best of downtown living!







#### **Essential Information**

MLS® # A2264172 Price \$575,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,444
Acres 0.00
Year Built 2014

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 304, 1818 14a Street Sw

Subdivision Bankview
City Calgary
County Calgary
Province Alberta
Postal Code T2T 3W6

## **Amenities**

Amenities Parking, Secured Parking, Visitor Parking

Parking Spaces 1

Parking Parkade, Titled, Underground

#### Interior

Interior Features Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island,

No Animal Home, Stone Counters, Storage, Tankless Hot Water

Appliances Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas
Has Basement Yes

Basement Partial, Partially Finished

### **Exterior**

Exterior Features Balcony, Courtyard, Private Entrance

Lot Description Garden, Landscaped, Low Maintenance Landscape, Views

Roof Asphalt Shingle

Construction Brick, Composite Siding, Concrete, Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed October 13th, 2025

Days on Market 3

Zoning M-CG d111

# **Listing Details**

Listing Office RE/MAX First

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